LOT 10 EAST OF RD
IN OR 1227/1581
1984/SANT/SW

DANIELS LLOYD DEWITT EST
2752 DUNN CREEK ROAD
HILLIARD, FL 32046

2026

11-3N-23-2020-0010-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

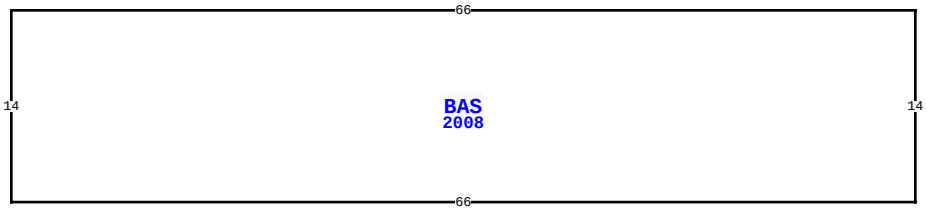
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	19,792
TOTALS	924			924	19,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	84.0000	71.40	65,974	1984	1984	0	0	0	70.00	30.00

3 M/H 93- 100% - 2010 Heated Area: 924 HX Base Yr 2010



2752 DUNN CREEK RD, HILLIARD

BLD DATE	11/14/2007	JH	LGL DATE	05/12/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,792
TOTAL MARKET OB/XF VALUE		7,197
TOTAL LAND VALUE - MARKET		111,720
TOTAL MARKET VALUE		138,709
SOH/AGL Deduction		70,169
ASSESSED VALUE		68,540
TOTAL EXEMPTION VALUE	HX HB	43,540
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036340	NEW CONSTR	0	01/10/2003
8406	MH MOVE-ON	14,408	12/28/1990
8405	MH MOVE-ON	900	12/28/1990
8404	MH MOVE-ON	5,000	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/1581	5/05/2004	QC	U	I	10	50,000
GRANTOR: GILL THOMAS DALE						
GRANTEE: DANIELS LLOYD						
1141/1933	6/03/2003	QC	Q	I	06	100
GRANTOR: HUTCHINSON DOUG & LEE						
GRANTEE: GILL THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
2	0752	USP	0	100	18	11	198.00	SF	15.00	15.00	100	2003	2003	3	29	861	
3	0752	USP	0	100	14	8	112.00	SF	15.00	15.00	100	1995	1995	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 7,197

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	5.32	AC		1.00	1.00	1.00	21,000.00	21,000.00	111,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.32 Total Land Value: 111,720 Market: 0 Agricultural: 0 Common: 111,720 PRINTED 07/09/2026 BY SYS